

AMENDMENTS TO THE CLAIMS

1. (Currently Amended) A method of managing a real estate property comprising the steps of:

establishing the lease parameters of the property in a computer database;

setting in a computer data file of the database at least one user profile of at least one tenant entity located in the property and a property manager entity related to management of the property; and

establishing in a computer database a list of services available for the property;

assigning in the a computer database file the attributes of the authority of the a user entity of at least one of said tenant entity and property management relative to the management of requesting a service for the property;

setting in a computer database at least one user profile of at least one vendor entity that is to perform a service in the list of services available for the property;

a said user of a tenant entity or property manager entity making a request for a service to be rendered for the property.

routing the request for service to one of said at least one vendor entity.

maintaining the status of the fulfillment of the service request; and

communicating the status to the entity requesting the service.

2. Canceled.

3. (Currently Amended) The method of claim 2 1 wherein the step of setting sets further comprises setting a user profile for at least one user of at least one of an owner entity related to the property, a property manager entity, if applicable, and a tenant entity; and assigning at least one attribute of authority to each said user of said owner entity.

4. (Currently Amended) The method of claim 3 wherein there is at least one user for each of the owner entity, property manager entity and tenant entity.

5. Canceled.

6. (Currently Amended) The method ~~as in~~ of claim 3 wherein in the setting step one person is set as a user in two or more of the entities.

7. (Currently Amended) The method of claim 3 wherein in the setting step a principal user of an entity is ~~set having~~ assigned the attribute of being able to assign or change the attributes of a another user of the same said entity.

8. (Currently Amended) The method of claim 7 further comprising the step of
~~setting in a computer file of the database a user profile of a system administrator entity, and at least~~

14. (Currently Amended) The method of claim ~~13~~ further comprising wherein the step of ~~the~~ maintaining the status comprises a user of the vendor entity entering in the computer database the status of the fulfillment of the service request and communicating the status to the user of the entity requesting the service.

15. (Currently Amended) The method of claim 1 further comprising the steps of:
assigning an Internet domain name to the property; and
accessing the data in ~~the~~ a database over the Internet.

16. (Currently Amended) The method of claim ~~2~~ 3 wherein there are a plurality of ~~said~~ properties owned by an owner entity.

17. (Currently Amended) The method of claim 16 wherein there are a plurality of said properties owned by an owner entity and managed by a the same property manager entity.

18. (Currently Amended) The method of claim 15 ~~wherein~~ further comprising the steps of setting in a computer ~~data file of the~~ database data of an owner entity of each of the plurality of properties, data of a property manager of each of the plurality of properties, ~~if any~~ and data as to at least one tenant entity that occupies space in each of the plurality of properties.

19. (Currently Amended) The method of claim 18 wherein the step of setting sets a user profile for at least one user of at least one of the owner entity, the property manager entity, ~~if applicable, vendor entity~~ and the tenant entity for each of the plurality of properties, and assigning at least one attribute of authority to each said user.

Add the following claims:

20. (New) The method of claim 14 wherein the status of the fulfillment of the service request is communicated to the property manager entity of the property.

21. (New) The method of claim 1 wherein the property manager entity and a vendor entity communicate by wireless.

22. (New) The method of claim 1 wherein a tenant entity makes the request for a service and the request is routed by the tenant entity to a vendor entity.

23. (New) The method of claim 1 wherein a user of a tenant entity makes the request for a service to the property manager entity who in turn routes the request for service to a vendor entity.

24. (New) The method of claim 1 wherein a property manager entity makes the request for a service directly to a vendor entity.

25. (New) The method of claim 1 further comprising the step of programming a computer with scheduled requests for service;

the computer generating the requests ; and
routing the request to a vendor entity.

26. (New) The method of claim 1, wherein the step of establishing a list of services available for the property further comprises attributing work processes and business rules to the various services.